

DUFFY

AUCTIONEERS

VALUERS, SALES & LETTING AGENT
MIPAV, PSRA Lic. No. 001325

For Sale By Private Treaty

12 Luttrell Park Crescent
Castleknock
Dublin 15



Duffy Auctioneers take great pleasure in bringing to the market 12 Luttrell Park Crescent, a stunning three-bedroom family home with converted attic strategically located on a mature cull de sac and within five minutes walking distance of Coolmine train station. This superb residence enjoys a most central location in this quiet and settled cul-de-sac just off the Carpenterstown Road and only a few minutes stroll from schools, shops and many local amenities. Well-proportioned accommodation coupled with stylish interiors combine to entice a variety of discerning purchasers. On entering the property, one is immediately struck by the stunning Living room with double doors leading to the dining room ideal for a growing family. The bright and spacious accommodation of c1400 Sq ft (Including Attic) has been recently upgraded and boasts an array of special features to include designer fitted kitchen with porcelain tiled floor, Porcelain tiling in the bathrooms and feature lighting in all rooms. The upstairs accommodation is exceptional boasting three large bedrooms with master en-suite and a fully fitted family bathroom with jacuzzi bath and shower over. The superb, converted attic has carpet floor and built-in bookcases with extra storage. Outside the property is further enhanced by a private and secure rear garden that is fully paved with granite stone. To the front the area is fully paved in red brick offering secure off-street parking for two cars. This superb location is much sought after due to its close proximity to Castleknock Community College, Coolmine train station, the Blanchardstown Shopping centre and the M50/N3 motorway. Viewing is highly recommended.

A.M.V. €520,000

Main Street, Blanchardstown, Dublin 15 Tel: 01 8237087 Fax: 01 8237088 E-Mail:sales@duffyauctioneers.ie

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Features

Stunning three bed family home with converted attic. Recently upgraded and In Showroom Condition with many extras included in sale.

Large living room with feature fireplace and hardwood floor. Superb designer fitted kitchen with porcelain tiled floor and feature lighting.

Large dining room with hardwood finished maple floor and double doors to living room.

Large, converted attic with carpet floor and extra storage. Three large double Bedrooms all with newly fitted wardrobes.

Master bedroom with en-suite bathroom, fully tiled.

Fully fitted family bathroom with Jacuzzi bath and electric shower over.

Security alarm system with panic button.

Fully landscaped Rear Garden with steel shed.

Superb location on mature cul-de-sac next to a large green area



Entrance Hall

Hall: Entrance Hallway (4.58m x 2.m)

With black and white marble tiled floor and alarm control panel.

Guest Toilet: (1.78m x 0.76m)

With white porcelain tiled floor. White wall tiles with glass trim, w.c and w.h.b.

Living Room

Living Room: Living Room (5.70m x 3.58m)

Stunning living room with feature Limestone fireplace and Hardwood wooden floor.

Double doors to dining room.



Dining Room

Dining Room: (3.96m x 2.81m)

With Hardwood finished maple flooring and feature lighting. Patio doors lead to the superb, landscaped garden.

Kitchen

Kitchen: Kitchen/ dining area (5.66m x 2.58m)

Superb designer fitted kitchen with ample wall and floor units. Porcelain tiled floor and black glass tiled splashback. Feature lighting.

Outside Features

Outside: Fully landscaped back garden with granite paving and metal shed.



Bedroom 1

Bedroom 1: Master Bedroom. (5.22m x 3.42m)
Large double bedroom with newly fitted wardrobes and semi solid wooden floor.
Matching bedhead being sold with the property.

Ensuite

En-suite (3.01m x 1.46m)
Newly fitted en-suite bathroom with porcelain tiled walls, floor, and shower cubicle.

Bedroom 2

Bedroom 2: Bedroom 2. (3.55m x 3.15m)
Large double bedroom with newly fitted wardrobes and semi solid floor.
Two matching headboards included in sale.

Bedroom 3

Bedroom 3: Bedroom 3. (3.m x 2.13m)
Single bedroom with semi solid wooden floor and built-in wardrobes.

Bedroom 4

Converted Attic: (4.60m x 4.05m)
Stunning converted attic with carpet floor, extra storage and bookcase.
Currently used as home office but suitable for many uses.

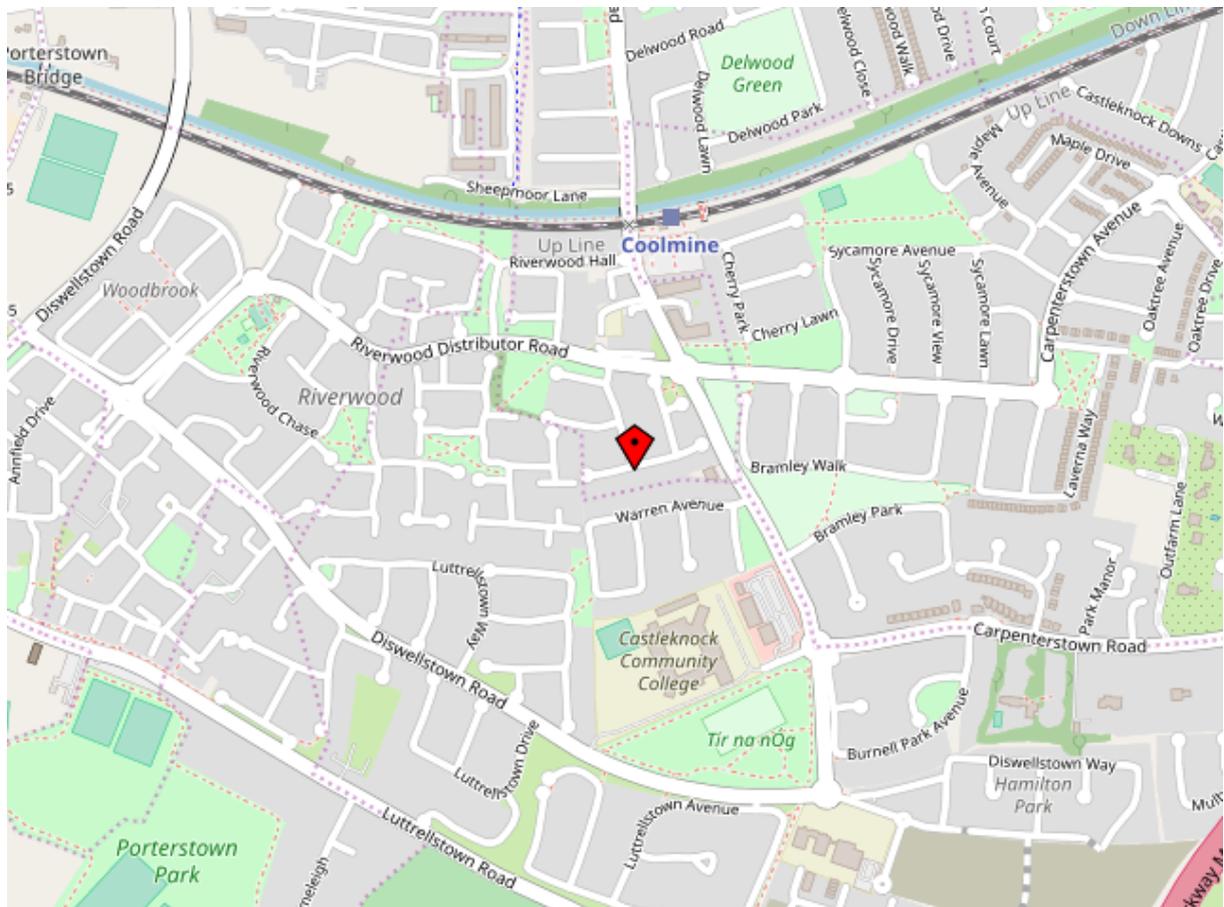
Bathroom

Bathroom: Family Bathroom. (2.58m x 2.m)
Fully fitted bathroom with Jacuzzi bath with electric shower over.
Fully tiled floor and walls, w.c and w.h.b.





Views shown are approximate and are for guidance purposes only and are not to scale.



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